

MINUTES
PLANNING COMMISSION
MARCH 25, 2008 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Sherrard, Steinfeld
Alternate members present: Kane
Staff present: Davis, Murphy, Gilot

Chairman Sherrard opened the meeting with roll call at 7:03 p.m and seated Kane for Roper.

II. APPROVAL OF THE MINUTES OF meeting of March 11, 2008

MOTION: To approve the minutes of March 11, 2008 as amended.

Motion made by Steinfeld, seconded by Pritchard, so voted unanimously.

III. PUBLIC COMMUNICATIONS

The contract for the regulation amendment update has been signed, and staff is working on a date for a public kick-off meeting.

Staff said the first Drinking Water Quality Management Plan (DWQMP) public information meeting will be held on Monday, March 31st, at 7:00 p.m. The meeting will be filmed and shown on public access television thereafter.

Staff said the Town budget public hearing will be held at the Senior Center on March 31st.

IV. OLD BUSINESS

1. Town of Ledyard referral for March 27, 2008 public hearing

Staff explained that this application has been withdrawn again.

2. Discussion of Councilor O'Beirne legislative proposal (2/19/08 COW packet)

Discussion was tabled to a future meeting in April.

1. Review of Planning Commission By-Laws

Munn submitted written comments to staff and Commission members.

MOTION: To table discussion of the Planning Commission By-Laws to the next regular meeting on April 8, 2008.

Motion made by Sherrard, seconded by Munn, so voted unanimously.

VI. NEW BUSINESS

1. Report of Commission

Steinfeld said that he may not be at the second meeting in April.

Staff said that Steinfeld and Sherrard will be attending the CFPZA dinner on Thursday. Some members of the Zoning Commission and Zoning Board of Appeals will also be attending. Mr. Steinfeld will receive a length of service award.

2. Inland Wetlands Agency referral for April 9, 2008 public hearing

Staff said that the wetlands application for the proposed Super Wal-Mart has been classified as a minor application, but they will still hold a public hearing in the public interest. A wetlands permit was already issued for the majority of the project. This application is for a minor additional regulated activity. Some of the storm drainage (roof water) is directed to a pond which discharges to the Gold Star Highway and Toll Gate Road drainage systems. In the previous application, the stormwater was treated and discharged to a swale in another direction. The WRPD regulations suggest that the water should be directed to the same watercourse or wetland post-development as pre-development, and this proposed change may be intended to address previous Planning Commission concerns. The Commission discussed referral comments suggested by the Chairman. Staff suggested comments be focused on the nature of the changes proposed due to the validity of the standing permit for the building and parking areas. The Chairman asked Commission members and staff to prepare their own comments and concerns for the next meeting. The Commission also asked staff to consult with the Town attorney about the Commission's referral in light of pending litigation and the receipt of an intervention petition for the site plan application.

MOTION: To table discussion of the Inland Wetlands Agency referral to the next meeting on April 8, 2008.

Motion made by Sherrard, seconded by Pritchard, so voted unanimously.

OLD BUSINESS

1. Zoning Commission referrals for April 2, 2008 public hearings

Special Permit #301, 475 High Street (A-L Consulting LLC, Applicant)

Staff explained the referral. The proposal is to increase the size of some of the rooms, provide additional parking, and add a portico at the Mystic Manor facility. Staff said this is a modification of a specially permitted use classified as a residential life care community.

The Commission had no comment.

Special Permit #302, 0 Sandy Hollow Road (Precious Memories
Preschool of Mystic, Applicant)

Staff explained the referral. The proposal is for a new daycare center for 120 children. Staff said the State may be installing a new traffic light at the entrance ramp of I-95 at Exit 89. The Commission discussed the surrounding uses, extension of commercial uses away from the Allyn Street intersection, the acoustic impact of the noise from I-95, noise from the facility, sight lines, the location of the site and layout in relation to Sandy Hollow Road and the intersection, traffic, and buffer requirements.

MOTION: The Planning Commission recommends denial of Special Permit application #302, proposed 120 child daycare facility for the following reasons:

1. The location, size and character of the proposed use are not in harmony with the appropriate and orderly development of this residential area. The proposed facility extends large scale commercial development away from the intersection and closer to existing residential properties and uses.
2. Site traffic and related noise will create hazards and/or inconvenience, and is not congruous with this residential neighborhood.
3. Impacts to the character of Sandy Hollow Road and its immediate environs would be unacceptable in regards to its Scenic Road status.
4. The proximity of the use to I-95 is inconsistent with orderly development principles in terms of noise impacts on children and others using this facility.

Motion made by Sherrard, seconded by Steinfeld, so voted unanimously.

VII. REPORT OF CHAIRMAN

The Chairman reported that the Copp Family Board of Overseers is holding a farewell party on April 10th for Belton Copp, who is leaving the Board.

VIII. REPORT OF STAFF

Staff said that Attorney Tim Bates has an article published online at *RevitalizationOnline.com*, regarding the mixed use zoning process.

Staff updated the Commission on the Charter Revision Commission recommendations referred to Department Heads for comments.

Staff asked everyone attending the CFPZA dinner on Thursday night to meet at the Annex at 3:30 on Thursday afternoon.

Staff discussed two recent grant applications submitted by the Planning Department; one to LIS (Long Island Sound) for a park shelter at Esker Point,

and another application to State and Tribal Grant (STAG), for funding for the Flanders Road Utilities Extension project.

Staff said they are planning a kickoff meeting for the regulation update project to introduce the consultants and discuss the work program. May 7th is a possible date, as there is a Zoning Commission meeting scheduled for that night. Staff will try to work schedule adjustments with the chairman. Staff will also try to have this meeting televised.

IX. ADJOURNMENT

Motion to adjourn at 8:22 p.m. made by Sherrard, seconded by Pritchard, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Debra Gilot, Office Assistant II